

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON APPLICATION FOR APPROVAL OF THE
REDEVELOPMENT PROJECT LOCATED ON THE SOUTHERLY SIDE OF
CUMMINS HIGHWAY, IN THE WEST ROXBURY-HYDE PARK SECTION,
TO BE DEVELOPED BY C. A. ASSOCIATES

A. The Hearing. A public hearing was held at 2:30 P.M. on December 2, 1971, in the offices of the Boston Redevelopment Authority (hereinafter called "the Authority") at the New City Hall, Room 921, Boston, Massachusetts, to the Authority on an Application (hereinafter called "the Application") filed by the DCA Development Corporation, Allyn C. Eccleston and J. B. S. Holmes (hereinafter called "the Applicants") for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960; as amended (hereinafter called "the Project"), and for the consent by the Authority to the formation of C. A. Associates, a limited partnership to be organized pursuant to the Massachusetts General Laws for the purpose of undertaking and carrying out the Project, due notice of said hearing having been given previously by publication on November 17th and 24th, 1971, in the Boston Herald Traveler a daily newspaper of general circulation published in Boston, and mailing postage prepaid, in accordance with Rule 8 of the Rules and Regulations of the Authority for securing the approval of Chapter 121A Projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Patrick Bocanfuso, Chairman of the Authority, and James G. Colbert, Robert Farrell, Joseph Walsh and Paul Burns, members of the Authority, were present throughout the hearing.

B. The Project. The Applicants have proposed to construct an elderly housing development which will contain 199 dwelling units in a structure of 14 stories above grade and 3 stories down to the level of the property abutting the rear of the project area. The apartment building is to be situated on a parcel of approximately 1.67 acres. The Applicants submit that all of the apartments will be made available pursuant to a long term agreement with the Boston Housing Authority to low-income elderly families who will receive rent subsidies. The Applicants also state that the cost of the Project will be financed through an FHA insured mortgage loan in an amount equal to 90% of the project replacement cost with the remaining 10% to be furnished by the general partner of the limited partnership.

C. Authority Findings. In passing upon the Application the Authority has considered the Application itself, all documents, plans and specifications filed therewith or referred to therein, the oral evidence presented at the Hearing, the exhibits offered in evidence at the Hearing, and the arguments and statements made at the Hearing.

The Authority finds that the height and density of the building proposed are incompatible with the surrounding residential community. The Authority, therefore, finds that the effect of the Project as presently designed will not be in the best interest of the public or the City, and is inconsistent with the most suitable development of the City as specifically pertains to the public safety or the convenience of the public. The project is disapproved.

SEPTEMBER 21, 1972

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: REPORT AND DECISION ON APPLICATION FOR APPROVAL OF THE
REDEVELOPMENT PROJECT LOCATED ON THE SOUTHERLY SIDE OF
CUMMINS HIGHWAY, IN THE WEST ROXBURY-HYDE PARK SECTION,
TO BE DEVELOPED BY C. A. ASSOCIATES

Summary: This memorandum requests that the Authority adopt a Report and Decision disapproving the redevelopment project proposed to be undertaken by C. A. Associates, a Massachusetts limited partnership.

A public hearing was held by the Authority on December 2, 1971, on an Application filed by DCA Development Corporation, Allyn Eccleston and J. Holmes, for the authorization and approval of a redevelopment project under Chapter 121A of the Massachusetts General Laws and Chapter 652 of the Acts of 1960, as amended, and for consent to the undertaking of the redevelopment project by C. A. Associates, a Massachusetts limited partnership.

The proposal as submitted called for the construction of 199 units for the elderly in a single building on a parcel of land of approximately 1.7 acres. The project was to be financed under an FHA insured mortgage loan, and all the units were to be made available to the Boston Housing Authority under a long term agreement.

The 121A Application has been examined and found not to contain sufficient evidence in support of the proposed project to permit the Authority to proceed with the adoption of a favorable Report and Decision. This determination is based on the fact that both the height and density of the proposed building are incompatible with the surrounding residential community.

It is therefore recommended, that pursuant to Chapter 121A of the General Laws, the Authority adopt the attached Report and Decision disapproving the project.

VOTED: That the document presented at this meeting entitled "Report and Decision on Application for Approval of the Redevelopment Project Located on the Southerly Side of Cummins Highway, in the West Roxbury-Hyde Park Section, to be Developed by C. A. Associates", disapproving the project, hereby is adopted.

